


E. Tiso

FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR JUNE 10, 2009		

TO

Captain John Carr, Fire Department
Mr. Ken Sands, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Mr. Kevin Sullivan, DOT Planning
Mr. John Thumbi, DOT Traffic
Ms. Miriam Agrama, DHCD Plans Examining
Dr. Nollie P. Wood, Jr., Mayor's Office
Mr. David Tanner, BMZA
Mr. Geoff Veale, Zoning Administrator

DATE:
Date of Distribution: June 15, 2009

In attendance were:

- Eric Tiso, Wolde Ararsa, Gary Letteron, and Tamara Woods for the Department of Planning;
- Captain John Carr, for the Fire Department
- Kirkland Gabriel, Kevin Sullivan and John Thumbi for the Department of Transportation;
- John Igwe for DHCD Plans Examining;
- Milan Rai for DHCD Permits and Code Enforcement;
- Vivaldi Nguyen, DPW Solid Waste
- Dr. Nollie P. Wood, Jr., for the Mayor's Commission on Disabilities

Agenda

1. American Brewery Parking Lot – tbka 1731 N. Gay Street
2. City Arts – 440 East Oliver Street (aka 1500 Greenmount Avenue) – Revised Plans Accepted
3. Montebello Crossing – 4500-04 Harford Road – Revised Plans Accepted

American Brewery Parking Lot – tbka 1731 N. Gay Street

Zoning: B-3-2 and R-8

Block/Lot: Block 1462, all lots except Lot 020A

Urban Renewal: Broadway East URP

Environmental: Forest Conservation

Total Site Area: ±1.038 Acres

In addition to Committee Members and Planning staff, in attendance was:

- Julie Day, HCD: 410-361-9234; Julia.Day@baltimorecity.gov
- Buzz Wolfe, HCD: 410-396-1243; Buzz.Wolfe@habc.org
- Stacy Freed, HCD: 410-396-3238; Stacy.Freed@habc.org
- Bill Burgee, HCD: 410-396-4114; Bil.Burgee@habc.org
- Susan Williams, STV: 410-281-2919; Susan.Williams@stvinc.com

Project Summary:

The American Brewery has been renovated, and will be occupied by Humanim. This consolidation of all of the lots within Block 1462, with the exception of Lot 020A (1650 North Patterson Park Avenue – Highway to Heaven Apostolic Faith Church) will result in a lot that can be developed as a parking lot to serve Humanim. The parking lot property will be owned by the Mayor and City Council, and will be leased to Humanim. The church will have access to the parking lot on weekends and evenings.

Comments & Issues:

- Landscaping: The Forest Stand Delineation has been accepted for this site, and sixteen trees are required for planting.
 - A portion of the site north of the existing church will be maintained as a grass area. 22 trees are proposed along the borders of the site.
 - For future infill parking, a strip of six trees at 30' spacing should be provided in the grassed area, which will remain as a planted strip in future parking expansions.
 - The sidewalk along East Lanvale Street is to be five-feet wide. Soil in the adjacent tree planting strips will be replaced, or fractured and amended, for a minimum width of five feet. Gary Letteron will contact the City's Forestry Division to inquire about obtaining eight trees to plant this sidewalk at no cost to the developer.
- Parking: The proposed parking lot will have 82 parking spaces, of which four will be handicapped van accessible.
 - 37 of the parking spaces are dimensioned at 18' deep by 10' wide, the balance are 20' deep by 9' wide, all are accessed by 20' wide drive aisles.
 - The parking lot will be accessed from East Lanvale Street, near the intersection with North Patterson Park Avenue, and from North Patterson Park Avenue, closer to the intersection with North Gay Street.
 - Wheel stops should be added for all parking spaces to protect adjacent grass, buildings and fencing. Alternately, an asphalt curb could be provided, with appropriate breaks for drainage. The developer will determine which method is more cost-effective.

- The North Patterson Park Avenue entrance to the parking lot needs to be shown as 24' in width versus the existing 20'. Flairs need to be shown on both sides of this entrance.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - This property is split-zoned B-3-2 and R-8. The R-8 portion of the property will require a conditional use Ordinance to establish the open off-street parking lot use. The project team expects that a bill will be introduced to start this process within the month. The goal is to schedule for Planning Commission review on July 9, 2009.
 - In the interim, a permit request for a temporary parking lot will be filed.
- Accessibility: A connecting path needs to be provided to link the sidewalk to the personnel gate on East Lanvale Street, near North Gay Street. The developer should contact DOT to request that handicapped ramps are installed in the sidewalk on the southeast side of North Gay Street to ensure access across East Lanvale Street to the American Brewery building.
- Fire Access: The second means of egress from the church is located on a property line. It appears that the three-foot alley adjacent to the church property connecting North Patterson Park Avenue and North Gay Streets was never a public alley. A hatchment area adjacent to the church has been shown to provide a clear path into the parking lot from the church building. While this has been a long-term existing condition, this poses a problem for adequate emergency egress. There are also windows and rain downspouts on this side of the building. Permanent easements will need to be coordinated to ensure that the emergency egress and drainage requirements are met.
- Planning Commission: Two of the alleys within the site have been recommended for closure by the Planning Commission in their public hearing of March 19, 2009.
- Historic District: This site is located within the Broadway East/South Clifton Park National Register Historic District. This parking lot does not impact historic assets.
- Stormwater Management: The project team has met with DPW, and they expect that stormwater management (SWM) requirements will be met by decreasing impervious area on the property.

Next Steps

- Submit two complete sets of revised plans for final approval and stamp.

NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Minutes will be e-mailed to: Susan Williams